



**patrick
gardner**
RESIDENTIAL

6, Cunliffe Close Headley, Epsom, Surrey, KT18 6EG

£1,450,000 Freehold

- SUPERB DETACHED FAMILY HOUSE
- FOUR DOUBLE BEDROOMS
- 21'10 X 20' KITCHEN / DINING ROOM
- SEPARATE UTILITY ROOM
- LOVELY GARDEN WITH OPEN VIEWS
- BEAUTIFULLY RENOVATED
- THREE LUXURY BATHROOMS
- TWO RECEPTION ROOMS
- GARAGE AND PARKING
- SOUGHT AFTER VILLAGE



**1-3 Church Street, Leatherhead,
Surrey, KT22 8DN**
01372 360078
leatherhead@patrickgardner.com
www.patrickgardner.com

6 Cunliffe Close

Tucked away in a tranquil private close in the picturesque village of Headley, with views stretching across the historic Headley Court, Patrick Gardner presents No. 6, which offers the perfect blend of countryside charm and contemporary family living.

This beautifully renovated and thoughtfully reconfigured five-bedroom home is designed with modern family life in mind. At its heart lies a stunning open-plan kitchen and dining area, bathed in natural light and opening out onto a generous south-facing patio and garden that backs onto open fields. Perfect for al fresco entertaining or children's adventures.

The property also boasts a separate, spacious living room ideal for relaxing evenings, alongside a versatile study that doubles as a playroom or fifth bedroom, offering flexibility for growing families or those working from home.

With its park-like setting, scenic outlooks, and ample space both inside and out, this is more than just a house, it's a rare opportunity to own a Surrey Hills hideaway.

There is also great potential to extend (STPP).

Cunliffe Close Headley Residents Association Limited - £60 pcm for maintenance of the private road, green and trees.

EPC Rating C (70)
Council Tax F





Situation

The property is located in the sought after village of Headley surrounded by Green Belt protected countryside much of which is in the custodianship of the National Trust. Within a short walk of the property is Headley Heath renowned for its walks and bridleways, the village pub called 'The Cock Inn', the Parish Church and Headley Cricket Club as well as a village store and tea room.

The property is within 10/15 minutes' drive from Leatherhead and about 15 minutes' drive from both Epsom and Dorking centres. Leatherhead, Dorking and Epsom all offer comprehensive shopping facilities. There are theatres/cinemas in each town, leisure facilities including the Dorking Halls pool complex, in Leatherhead at Fetcham Grove is the refurbished leisure centre and in the town centre a private

Nuffield Health Fitness & Wellbeing Centre. Conveniently located close by are Tyrells Wood Golf Club and Beaverbrook Country House Hotel & Spa. Each town offers main line railway stations with services to London Waterloo and Victoria.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach. There is a wide range of both good private and state schools in the area serving all ages.

Directions

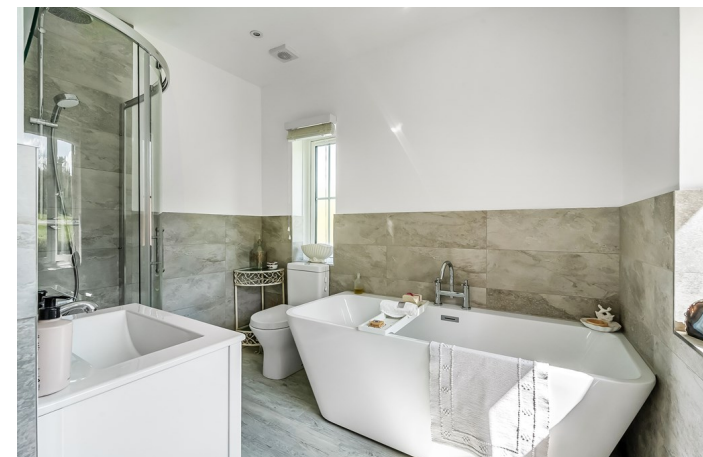
Leave Leatherhead via the Epsom Road towards Ashted.

Turn Right at the 'Knoll roundabout' onto the A24 signposted Dorking, turn left into the Headley Road signposted Headley Court.

Pass by Headley Court and turn left at the mini roundabout. Cunliffe Close is a few hundred yards on the right hand side.

Viewing strictly by appointment only

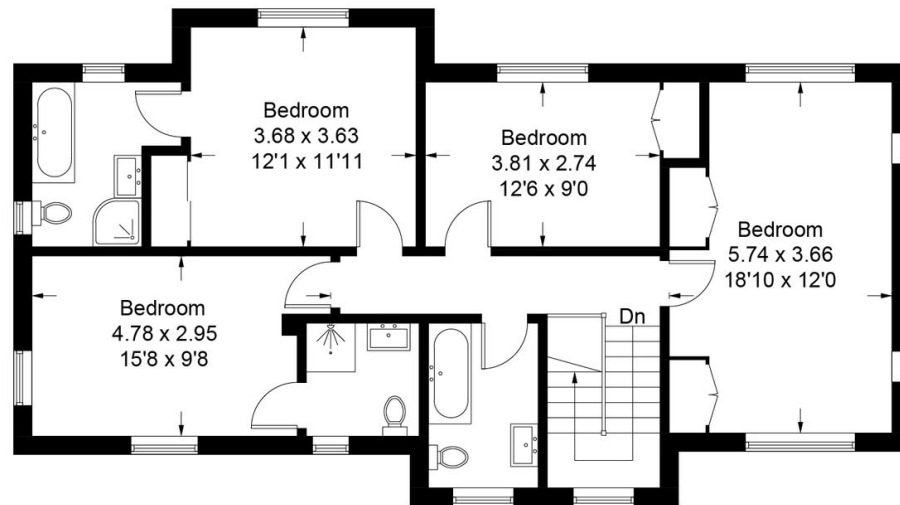




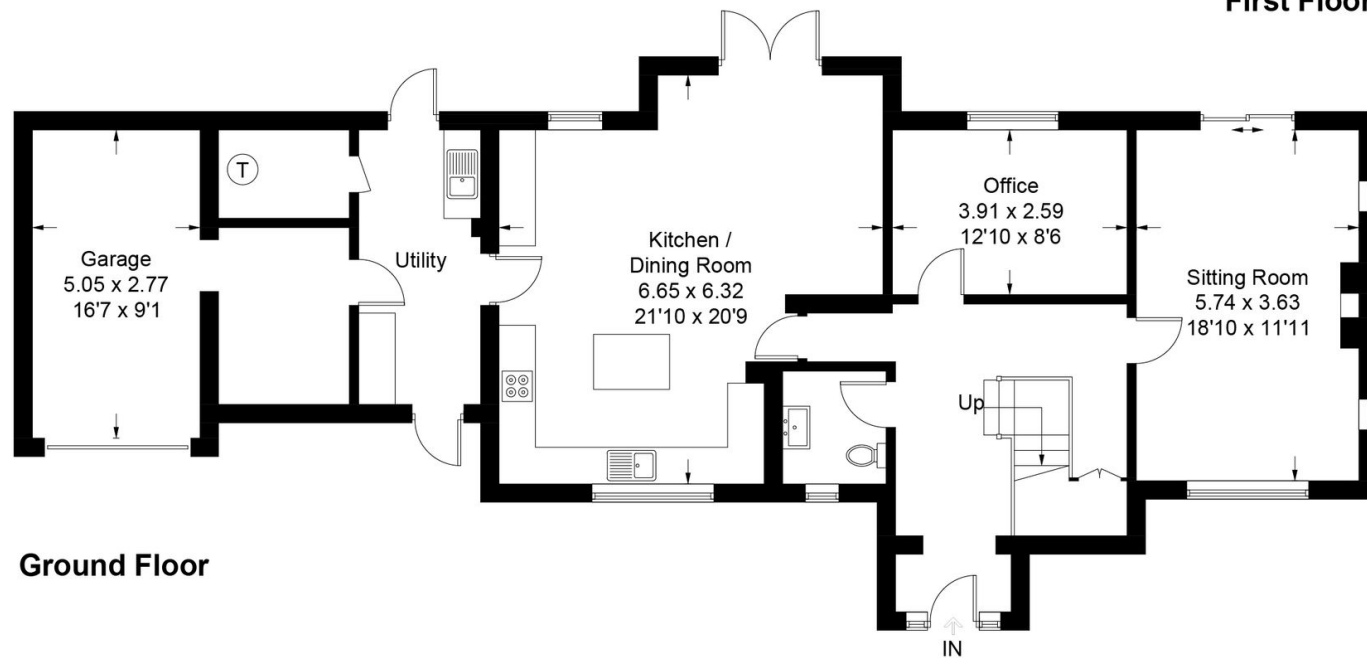




Approximate Gross Internal Area = 215.5 sq m / 2320 sq ft
(Including Garage)



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1193402)